

GENERAL SERVICES ADMINISTRATION
PUBLIC BUILDINGS SERVICE
SUPPLEMENTAL LEASE AGREEMENT

SUPPLEMENTAL AGREEMENT

DATE

No. 10

TO LEASE NO.

GS-11B-01853

ADDRESS OF PREMISES 5830 University Research Court
Riverdale, MD 20737

This **AGREEMENT**, made and effective as of the date noted above by and between **NOAA Maryland LLC** hereinafter called "Lessor"

and the **UNITED STATES OF AMERICA**, hereinafter called the "Government."

WHEREAS, the parties hereto desire to amend the above Lease.

NOW THEREFORE, these parties for the considerations hereinafter mentioned covenant and agree that the said Lease is amended, effective April 6, 2013, and upon execution as follows:

Whereas, the Lessor and Government agree to establish a new tax base (hereinafter referred to as the "Revised Tax Base") which shall be (b) (4) and is comprised of the original tax base of (b) (4) plus the lump sum payment of (b) (4) per SLA #9 and dated July 11, 2013.

Additionally, the Lessor and Government agree to incorporate in the total annual rental, the cost of fuel (natural gas) to operate the building's three (3) boilers. The Operating Cost Base is hereby increased by (b) (4) from (b) (4) to a new Operating Cost Base of (b) (4) dollars on an annual basis. This figure is subject to reconciliation on or about April 2013, based on actual consumption charges. Supporting documentation will be provided by the Lessor, further re-establishing a base line for this expense. Therefore, as a result of both actions, the total annual rental shall be increased by (b) (4) from (b) (4) which equates to a monthly rental of (b) (4) in arrears.

All subject changes are effective April 6, 2013.

The Government's percentage of occupancy remains 100%.

This document will not constitute a payment obligation until the date of execution by the United States and although monies may be paid retroactively, no money whatsoever is due under this agreement until sixty (60) days after the date of full execution. Any amount due thereunder will not accrue interest until that time.

All other terms and conditions of the Lease shall remain in full force and effect.

Lessor: NOAA Maryland LLC

BY (b) (6)
(Signature)

Michael Huntress Manager
(Typed Name & Title)

IN THE PRESENCE OF (witnessed by):

(b) (6)

304 Red Oak Dr. Williamsville, NY 14221
(Address)

UNITED STATES OF AMERICA:

BY (b) (6)
Mark Staskevich (b) (6)

Contracting Officer, GSA, NCR.
(Official Title)

we